



# City of Grand Island

Tuesday, September 28, 2021

Council Session

## Item G-1

### Approving Minutes of September 14, 2021 City Council Regular Meeting

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL REGULAR MEETING  
September 14, 2021

Pursuant to due call and notice thereof, a Regular Meeting of the City Council of the City of Grand Island, Nebraska was conducted in the Council Chambers of City Hall, 100 East First Street, on September 14, 2021. Notice of the meeting was given in *The Grand Island Independent* on September 8, 2021.

Mayor Roger G. Steele called the meeting to order at 7:00 p.m. The following City Council members were present: Justin Scott, Michelle Fitzke, Mark Stelk, Jason Conley, Vaughn Minton, Bethany Guzinski, Maggie Mendoza, and Mitch Nickerson. Councilmembers Mike Paulick and Chuck Haase were absent. The following City Officials were present: City Administrator Jerry Janulewicz, City Clerk RaNae Edwards, Finance Director Patrick Brown, Interim City Attorney Stacy Nonhof and Public Works Director John Collins.

INVOCATION was given by Pastor Luke Biggs, Peace Lutheran Church, 1710 N. North Road followed by the PLEDGE OF ALLEGIANCE.

PRESENTATIONS:

Presentation of the Food & Beverage Occupation Tax Oversight Committee 2021 Annual Report. Chairman Ron Depue presented the 2021 Annual Report of the Food & Beverage Occupation Tax Oversight Committee.

BOARD OF EQUALIZATION: Motion by Minton, second by Nickerson to adjourn to the Board of Equalization. Upon roll call vote, all voted aye. Motion adopted.

#2021-BE-1 - Consideration of Determining Benefits for Railside Business Improvement District. Finance Director Patrick Brown reported that the 2021-2022 Budget provided for special assessments on land and real property in the District as of January 1, 2021 in the amount of \$0.24336 per \$100 of real property. The total taxable value of \$52,263,359 provides for assessments of \$124,237.94. Staff recommended approval.

John McDermott, 2755 Lakewood Drive opposed the district boundaries.

Motion by Guzinski, second by Minton to approve Resolution #2021-BE-1. Upon roll call vote, all voted aye. Motion adopted.

#2021-BE-2 - Consideration of Determining Benefits for Fonner Park Business Improvement District. Finance Director Patrick Brown reported that the budgeted assessments for Fonner Park Business Improvement District of \$51,785 would be charged to property owners in the district based on their front footage. Staff recommended approval.

Motion by Conley, second by Stelk to approve Resolution #2021-BE-2. Upon roll call vote, all voted aye. Motion adopted.

#2021-BE-3 - Consideration of Determining Benefits for South Locust Business Improvement District. Finance Director Patrick Brown reported that the budgeted assessments for South Locust Business Improvement District of \$100,862.61 would be charged to property owners in the district based on their front footage. Staff recommended approval.

Motion by Scott, second by Fitzke to approve Resolution #2021-BE-3. Upon roll call vote, all voted aye. Motion adopted.

#2021-BE-4 - Consideration of Determining Benefits for Vehicle Off-Street Parking District #3. Finance Director Patrick Brown reported that the budgeted assessments for Vehicle Off-Street Parking District #3 of \$70,109.38 would be charged to property owners in the district based on the entire square footage of their buildings. Staff recommended approval.

Motion by Guzinski, second by Conley to approve Resolution #2021-BE-4. Upon roll call vote, all voted aye. Motion adopted.

RETURN TO REGULAR SESSION: Motion by Minton, second by Guzinski to return to Regular Session. Motion adopted.

PUBLIC HEARINGS:

Public Hearing on Acquisition of Utility Easement - 205 Roberts Street - Lineage NE Grand Island RE, LLC. Utilities Director Tim Luchsinger reported that a utility easement was needed at 205 Roberts Street in order to have access to install, upgrade, maintain, and repair power appurtenances, including lines and transformers. Lineage had requested a new three-phase electrical service to accompany electrical upgrades at their existing warehouse. The proposed easement would allow the Utilities Department to install, access, operate, and maintain the electrical infrastructure at this location. Staff recommended approval. No public testimony was heard.

Public Hearing on Acquisition of Public Sanitary Sewer Easement in Bosselman Crossing Subdivision- 3436 S Locust Street (Bosselman Pump & Pantry, Inc.). Public Works Director John Collins reported that to allow for proper location of the sanitary sewer easement in Bosselman Crossing Subdivision it was requested that the initially dedicated sanitary sewer easement be vacated with acquisition of the appropriate location by the City of Grand Island. Staff recommended approval. No public testimony was heard.

Public Hearing on Request from Central District Health Department for a Conditional Use Permit to allow for a Temporary Building located at 1137 South Locust Street. Building Department Director Craig Lewis reported that Central District Health Department had requested approval of a conditional use permit to allow for a temporary building to be placed at 1137 South Locust Street to facilitate COVID Testing and vaccinations. Staff recommended approval. No public testimony was heard.

Public Hearing on Annexation of Property Located at 1118 N. North Road (Lot 1 of Hanover 2nd Subdivision). Regional Planning Director Chad Naby reported that the property located at 1118 N. North Road consisted of 1 single family home on 0.62 acres of property surrounded by the City of Grand Island on 3 sides - the north, south and west. There was a house to the south, Fire Station 4 to the north and a new subdivision to the west. The property was connected to city water and had city sewer available. The City of Grand Island maintained North Road to the east of the property. Annexation of this property would facilitate the development of new and efficient election precincts and the planning department had received a request from the Hall County Election Commissioner to bring this item to the City Council for consideration. Staff recommended approval. No public testimony was heard.

ORDINANCES:

Councilmember Minton moved “that the statutory rules requiring ordinances to be read by title on three different days are suspended and that ordinances numbered:

- #9844 - Consideration of Approving FY2021-2022 Annual Single City Budget and the Annual Appropriations Bill
- #9845 - Consideration of Approving Assessments for Railside Business Improvement District
- #9846 - Consideration of Approving Assessments for Fonner Park Business Improvement District
- #9847 - Consideration of Approving Assessments for South Locust Business Improvement District
- #9848 - Consideration of Approving Assessments for Vehicle Off-Street Parking District #3
- #9849 - Consideration of Vacation of Public Sanitary Sewer Easement in Bosselman Crossing Subdivision; 3436 S Locust Street (Bosselman Pump & Pantry, Inc.)
- #9850 - Consideration of Annexation of Property Located at 1118 N. North Road (Lot 1 of Hanover 2nd Subdivision) (First Reading)

be considered for passage on the same day upon reading by number only and that the City Clerk be permitted to call out the number of these ordinances on second reading and then upon final passage and call for a roll call vote on each reading and then upon final passage.” Councilmember Nickerson seconded the motion. Upon roll call vote, all voted aye. Motion adopted.

- #9844 - Consideration of Approving FY2021-2022 Annual Single City Budget and the Annual Appropriations Bill

Finance Director Patrick Brown explained the comparisons of the fiscal year 2022 proposed budget to the FY 2021 amended budget. Staff recommended approval. City Clerk RaNae Edwards closed the Public Hearing from the September 7, 2021 City Council Special Meeting.

Motion by Nickerson, second by Minton to approve Ordinance #9844.

City Clerk: Ordinance #9844 on first reading. All those in favor of the passage of this ordinance on first reading, answer roll call vote. Upon roll call vote, all voted aye. Motion adopted.

City Clerk: Ordinance #9844 on second and final reading. All those in favor of this passage of this ordinance on second and final reading, answer roll call vote. Upon roll call vote, all voted aye. Motion adopted.

Mayor Steele: By reason of the roll call votes on first reading and then upon second and final readings, Ordinance #9844 is declared to be lawfully adopted upon publication as required by law.

#9845 - Consideration of Approving Assessments for Railside Business Improvement District

This item was related to the aforementioned Board of Equalization. Staff recommended approval.

Motion by Guzinski, second by Fitzke to approve Ordinance #9845.

City Clerk: Ordinance #9845 on first reading. All those in favor of the passage of this ordinance on first reading, answer roll call vote. Upon roll call vote, all voted aye. Motion adopted.

City Clerk: Ordinance #9845 on second and final reading. All those in favor of this passage of this ordinance on second and final reading, answer roll call vote. Upon roll call vote, all voted aye. Motion adopted.

Mayor Steele: By reason of the roll call votes on first reading and then upon second and final readings, Ordinance #9845 is declared to be lawfully adopted upon publication as required by law.

#9846 - Consideration of Approving Assessments for Fonner Park Business Improvement District

This item was related to the aforementioned Board of Equalization. Staff recommended approval.

Motion by Scott, second by Conley to approve Ordinance #9846.

City Clerk: Ordinance #9846 on first reading. All those in favor of the passage of this ordinance on first reading, answer roll call vote. Upon roll call vote, all voted aye. Motion adopted.

City Clerk: Ordinance #9846 on second and final reading. All those in favor of this passage of this ordinance on second and final reading, answer roll call vote. Upon roll call vote, all voted aye. Motion adopted.

Mayor Steele: By reason of the roll call votes on first reading and then upon second and final readings, Ordinance #9846 is declared to be lawfully adopted upon publication as required by law.

#9847 - Consideration of Approving Assessments for South Locust Business Improvement District

This item was related to the aforementioned Board of Equalization. Staff recommended approval.

Motion by Guzinski, second by Minton to approve Ordinance #9847.

City Clerk: Ordinance #9847 on first reading. All those in favor of the passage of this ordinance on first reading, answer roll call vote. Upon roll call vote, all voted aye. Motion adopted.

City Clerk: Ordinance #9847 on second and final reading. All those in favor of this passage of this ordinance on second and final reading, answer roll call vote. Upon roll call vote, all voted aye. Motion adopted.

Mayor Steele: By reason of the roll call votes on first reading and then upon second and final readings, Ordinance #9847 is declared to be lawfully adopted upon publication as required by law.

#9848 - Consideration of Approving Assessments for Vehicle Off-Street Parking District #3

This item was related to the aforementioned Board of Equalization. Staff recommended approval.

Motion by Scott, second by Fitzke to approve Ordinance #9848.

City Clerk: Ordinance #9848 on first reading. All those in favor of the passage of this ordinance on first reading, answer roll call vote. Upon roll call vote, all voted aye. Motion adopted.

City Clerk: Ordinance #9848 on second and final reading. All those in favor of this passage of this ordinance on second and final reading, answer roll call vote. Upon roll call vote, all voted aye. Motion adopted.

Mayor Steele: By reason of the roll call votes on first reading and then upon second and final readings, Ordinance #9848 is declared to be lawfully adopted upon publication as required by law.

#9849 - Consideration of Vacation of Public Sanitary Sewer Easement in Bosselman Crossing Subdivision; 3436 S Locust Street (Bosselman Pump & Pantry, Inc.)

Public Works Director John Collins reported that public easements were dedicated with the original plat of Bosselman Crossing Subdivision, before site design was complete. The initial location of the sanitary sewer easement was estimated and needed to be relocated. Staff recommended approval.

Motion by Guzinski, second by Conley to approve Ordinance #9849.

City Clerk: Ordinance #9849 on first reading. All those in favor of the passage of this ordinance on first reading, answer roll call vote. Upon roll call vote, all voted aye. Motion adopted.

City Clerk: Ordinance #9849 on second and final reading. All those in favor of this passage of this ordinance on second and final reading, answer roll call vote. Upon roll call vote, all voted aye. Motion adopted.

Mayor Steele: By reason of the roll call votes on first reading and then upon second and final readings, Ordinance #9849 is declared to be lawfully adopted upon publication as required by law.

#9850 - Consideration of Annexation of Property Located at 1118 N. North Road (Lot 1 of Hanover 2nd Subdivision) (First Reading)

This item was related to the aforementioned Public Hearing. Staff recommended approval.

Motion by Stelk, second by Scott to approve Ordinance #9850.

City Clerk: Ordinance #9850 on first reading only. All those in favor of the passage of this ordinance on first reading, answer roll call vote. Upon roll call vote, all voted aye. Motion adopted.

CONSENT AGENDA: Motion by Fitzke, second by Stelk to approve the Consent Agenda. Upon roll call vote, all voted aye. Motion adopted.

Approving Minutes of August 24, 2021 City Council Regular Meeting.

Approving Minutes of September 7, 2021 City Council Special Meeting.

Approving Re-Appointment of Tom Gdowski to the Community Redevelopment Authority (CRA) Board.

Approving Re-Appointments of Darrell Nelson and Tony Randone to the Regional Planning Commission.

Approving Re-Appointments of David Koubek, Matthew Armstrong, and Mike Kneale to the Citizens Advisory Committee.

Approving Requests from Kinsey Bosselman, 2529 West Anna Street for Liquor Manager Designation with Pump and Pantry's #2, #3, #6, #8, #10, #11, #15, #42, #52, and Tommy Gunz Bistro.

#2021-218 - Approving Acquisition of Utility Easement - Lineage NE Grand Island RE, LLC - 205 Roberts Street.

#2021-219 - Approving Bid Award - Platte Generating Station Boiler Inspection & Repair - Fall Outage, 2021 with Locke AMI, LLC of Olathe, Kansas in an Amount of \$220,387.00.

#2021-220 - Approving Change Order #2 for Asbestos Abatement at Burdick Station with McGill Asbestos Abatement, LLC of Omaha, Nebraska in an Amount of \$238,210.00 and a Revised Contract Amount of \$1,201,060.00.

#2021-221 - Approving Renewal of Machinery Property Peril, Fire and Terrorism Insurance with FM Global of St. Louis, Missouri for 2021-2022 in an Amount of \$588,112.00 and Terrorism Insurance Coverage in an Amount of \$36,713.00.

#2021-222 - Approving Change Order #1 for Water Main Project 2021-W-3 - Sycamore Street with Van Kirk Sand & Gravel, Inc., d/b/a Van Kirk Bros. Contracting, of Sutton, Nebraska for a decrease of \$2,992.90 and a Revised Contract Amount of \$93,122.10.

#2021-223 - Approving Bid Award for Construction of Veterans Sports Complex Batting Cages - Parks & Recreation Department with Lacy Construction Co. of Grand Island, Nebraska in an Amount of \$104,348.50.

#2021-224 - Approving Bid Award for Lead Reclamation at Heartland Public Shooting Park with Green Excavating and Mining Solutions, LLC of Fremont, Nebraska at no cost to the City.

#2021-225 - Approving Bid Award for Surface Prep and Painting of Island Oasis Water Park with A1A Sandblasting of Menahga, Minnesota in an Amount of \$72,000.00.

#2021-226 - Approving Annual Renewal of Utility Billing Software with N. Harris Computer Corporation, dba Advanced Utility Systems in an Amount of \$90,584.23.

#2021-227 - Approving Certificate of Final Completion for the 2020 Asphalt Resurfacing Project No. 2020-AC-1 with Gary Smith Construction Co., Inc. of Grand Island, Nebraska.

#2021-228 - Approving Supplemental Agreement No. 1 with NDOT for the Grand Island Area Metropolitan Planning Organization (GIAMPO) for the 2020 Fiscal Year Transportation Planning Program.

#2021-229 - Approving Union Pacific Railroad Reimbursement Agreement for Construction Engineering Services Related to Eddy Street Underpass Rehabilitation; Project No. 2019-U-1.



#2021-230 - Approving Amendment No. 1 Correction to Resolution No. 2020-172; Engineering Consulting Agreement for Eddy Street Underpass Rehabilitation; Project No. 2019-U-1 with Olsson, Inc. of Grand Island, Nebraska in a Total Agreement Amount of \$135,140.00.

#2021-231 - Approving Acquisition of Public Sanitary Sewer Easement in Bosselman Crossing Subdivision- 3436 S Locust Street (Bosselman Pump & Pantry, Inc.).

#2021-232 - Approving Subordination Request at 1023 Nebraska Avenue - Scott Peters.

#2021-233 - Approving CDBG #2020-2 Subrecipient Agreement with the YMCA in an Amount of \$33,000.00.

REQUESTS AND REFERRALS:

Consideration of Approving Request from Central District Health Department for a Conditional Use Permit to allow for a Temporary Building located at 1137 South Locust Street. This item was related to the aforementioned Public Hearing.

Motion by Nickerson, second by Conley to approve the request from the Central District Health Department for a Conditional Use Permit at 1137 South Locust Street. Upon roll call vote, all voted aye. Motion adopted.

RESOLUTIONS:

#2021-234 - Consideration of Approving Economic Development Incentive Agreement with Hornady Manufacturing Company. Economic Development Corporation President Dave Taylor reported that Hornady Manufacturing Company had submitted the required LB-840 application for a forgivable loan in the amount of \$425,000.00. Proposed was the creation of 51 full-time equivalent (FTE) employees with an average hourly wage of \$19.33. Requested was \$425,000.00 for job creation, job training, and infrastructure to be paid over three years. Staff recommended approval.

Motion by Minton, second by Nickerson to approve Resolution #2021-234. Upon roll call vote, Councilmembers Nickerson, Mendoza, Guzinski, Minton, Conley, and Stelk voted aye. Councilmembers Fitzke and Scott abstained. Motion adopted.

#2021-235 - Consideration of Approving Cable Television Franchise Agreement with ALLO Grand Island, LLC. Interim City Attorney Stacy Nonhof reported that ALLO Grand Island LLC was seeking to offer cable television, internet, and telephone services within the City of Grand Island via a fiber cable system located within the public rights-of-way and public utility easements. Brad Moline, 610 Broadway, Imperial, Nebraska spoke in support. Staff recommended approval.

Motion by Guzinski, second by Stelk to approve Resolution #2021-235. Upon roll call vote, all voted aye. Motion adopted.

PAYMENT OF CLAIMS:

Motion by Minton, second by Scott to approve the payment of claims for the period of August 25, 2021 through September 14, 2021 for a total amount of \$8,159,562.25. Upon roll call vote, all voted aye. Motion adopted.

ADJOURN TO EXECUTIVE SESSION: Motion by Minton, second by Fitzke to adjourn to Executive Session at 8:00 p.m. for the purpose of a strategy session with respect to IBEW Service Clerical Finance Union negotiations. Unanimously approved.

RETURN TO REGULAR SESSION: Motion by Minton, second by Fitzke to return to Regular Session at 8:27 p.m. Unanimously approved.

ADJOURNMENT: The meeting was adjourned at 8:27 p.m.

RaNae Edwards  
City Clerk